



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 17, 2016
1606-DDP-20

Petition Number: 1606-DDP-20

Subject Site Address: Lot 1, Harmony Mixed Use District Subdivision

Petitioner: TMC Developers, LLC by Nelson & Frankenberger

Request: Detailed Development Plan approval for a 12,900 square foot+/- pharmacy building on 1.96 acres+/- in the Mixed Use District of the Harmony Planned Unit Development (PUD) District.

Current Zoning: Harmony PUD District [Ord. 12-14](#) (as amended by Ord. [16-12](#))

Current Land Use: Vacant

Approximate Acreage: 1.96 acres+/-

Property History:

- 1205-PUD-05 Harmony PUD District (Ordinance 12-14) (01/16/13)
- 1605-SPP-06 Primary Plat (06/06/16)
- 1605-ODP-06 Overall Development Plan (06/06/16)
- 1606-SFP-16 Secondary Plat (pending)
- 1606-PUD-07 Mixed Use District Amendment (10/10/16)

Exhibits:

- 1. Staff Report
- 2. Location Map
- 3. Site Plan
- 4. Elevations (Option 1 & Option 2)
- 5. Landscape Plan
- 6. Lighting Plan
- 7. Elevation Comparison Exhibit

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

The petition was reviewed by the Technical Advisory Committee at its May 24, 2016, meeting. This petition was properly noticed and received its public hearing at the Plan Commission's June 6, 2016, meeting.

PROJECT OVERVIEW

Location: The 1.96-acre+/- site is Lot 1 of the pending Harmony Mixed Use District Subdivision, located on the northwest corner of 146th Street and Ditch Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see Site Plan at **Exhibit 3**) for a 12,900 square foot single-story pharmacy (drug store) building.

Applicable Zoning: The applicable zoning district is the Harmony PUD District Ordinance No. 12-14 (the “PUD Ordinance” or “Ord. 12-14”), as amended by Ord. 16-12. The subject property is within “Area B” of the “Mixed Use District” of the PUD Ordinance. The applicable underlying zoning district is the LB: Local and Neighborhood Business District. The comments herein note the standards within the PUD Ordinance amendment (1606-PUD-07) that was recently approved (Ord. 16-12) by the Council on October 10, 2016.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The Development Plan complies.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.

- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 12) Location of all Floodplain areas within the boundaries of the property.
 - 13) Names of legal ditches and streams on or adjacent to the site.
 - 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 15) Identify buildings proposed for demolition.
 - 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
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DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment: Please see District Standards comments herein.

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: Property is located within the Harmony Planned Unit Development (PUD) District. Please see PUD District Standards comments herein.

- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.14 (LB District) and the Harmony PUD Ordinance, as amended, unless otherwise noted below.

22) Concept Plan (Section 1.4 of Ord. 12-14): The Real Estate shall be developed in a manner substantially similar to the layout shown in Exhibit C-1 Illustrated Site Development Plan (see graphic to right).



23) Permitted Land Uses (Section 2.2 of Ord. 12-14): Underlying Zoning District.

Comment: The proposed use is a Medium Intensity Retail¹ use and is permitted.

24) Special Requirements (Section 2.3(A) of Ord. 12-14):

- a) Village Design Theme (Section 7 of Ord. 16-14): Buildings shall utilize a “Village Design Theme”. A Village Design Theme shall be consistent with a Defined Architectural Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs...the Character Exhibit – CVS (attached as Exhibit D to Ord. 16-14) complies with and hereby establishes a benchmark example of the Village Design Theme.

Comment: The elevations have been revised since the public hearing (see comparison at Exhibit 7) to reflect the village design theme required by the amendment ordinance (Ord. 16-12). As proposed, the plans are consistent with the CVS Character Exhibit, attached as Exhibit D to Ord. 16-12.

Exhibit 4 and Exhibit 7 (page 2) includes an “Option 1” (natural wood gable brackets similar to the Character Exhibit adopted with Ord. 16-12) and an “Option 2” (white gable brackets). The petitioner’s architect believes the white gable brackets (Option 2) are more thematically consistent with the desire village design theme.

Both options are being presented for the Plan Commission’s discussion. The petitioner is requesting the Plan Commission’s consideration to approve Option 2.

- b) The maximum gross floor area of an individual business shall be 70,000 square feet. No more than one business within the entire development shall have a gross floor area of more than 50,000 square feet.
- c) The aggregate maximum gross floor area of all commercial buildings shall be 170,000 square feet. The uses within Areas B and C of the Mixed Use District shall have the following maximum aggregate square footages by use type: (i) Grocery, 70,000 sq. ft.; (ii)

¹ Chapter 12 of the UDO defines “Retail, Medium Intensity” as “Retail, Medium Intensity: Retail businesses that have a moderate impact on neighboring properties, traffic generation, and public safety. Example businesses include, but are not limited to: ...drug store (large)... Generally, a business under twelve thousand (12,000) square feet qualifies as small for purposes of this definition.

Inline retail, 30,000 sq. ft.; (iii) Office, 40,000 sq. ft.; (iv) All uses on Outlots, 50,000 sq. ft.; and (v) Other permitted uses, 30,000 sq. ft.

Comment: This is the first proposed commercial building within the Mixed-Use District and is a proposed Outlot building at 12,900 square feet.

- d) Neighborhood commercial uses in the Mixed Use District shall be designed to encourage the design elements shown in Exhibit C-2.

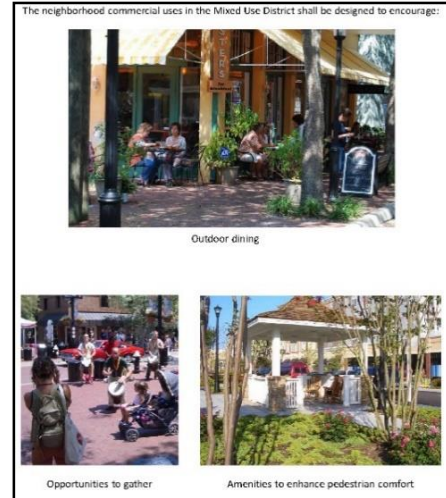
Comment: Exhibit C-2 (image to the right) includes the following design elements: (i) outdoor dining; (ii) opportunities to gather; and (iii) amenities to enhance pedestrian comfort.

The petitioner has proposed a park bench along the lot's Ditch Road frontage as an amenity to enhance pedestrian comfort.

25) Development Standards (Section 2.3(B) of Ord. 12-14):

The Development Plan complies.

- a) Minimum Lot Area: None
- b) Minimum Lot Frontage on Road: 50 feet; direct access to Public Way or indirect access to a Private Street is required
- c) Minimum Building Setback Lines:
 - i) Front Yard: 20 feet from 146th Street and Ditch Road
20 feet from Waterleaf Drive (per Ord. 16-12)
10 feet from Private Street Easement (per Ord. 16-12)
 - ii) Side Yard: 0 feet (per Ord. 16-12)
 - iii) Rear Yard: 0 feet (per Ord. 16-12)
- d) Maximum Building Height: 45 feet



DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The Development Plan complies.

26) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))

Comment: The UDO would typically require an enclosure with Masonry Materials; however, to satisfy the village design theme requirement, the enclosure is concrete blocked sided with fiber cement siding and a stone wainscot to match the Principal Building.

27) Architectural Standards (Article 6.3(F))

Comment: Not applicable and superseded by the terms of Ord. 16-12 (village design theme required, as otherwise noted herein).

28) Building Standards (Article 6.4)

29) Fence Standards (Article 6.5)

30) Height Standards (Article 6.6)

31) Landscaping Standards (Article 6.8, as modified by Article 5 of Ord. 12-14):

a) General Screening Standards (Article 6.8(H))

Comment: Development Plan complies. Mechanical equipment has been identified as being roof-mounted.

b) Minimum Lot Landscaping Requirements (Article 6.8(K))

Comment: Development Plan complies:

	Required	Provided	Revision
Shade Trees	10 per acre 20 total	37	Complies
Ornamental or Evergreen Trees	10 per acre 20 total	34	Complies
Shrubs	25 per acre 49 total	349	Complies

c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet. (Planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter pursuant to Ord. 15-22).

Comment: Development Plan complies except as noted below.

	Façade Length (approximate)	Shrubs / Trees Required	Provided (revision)
West Façade	96 feet	1 per 12 feet (8 total required)	8 provided (complies)
South Façade	125 feet	1 per 12 feet (10 total required)	10 provided (complies)
East Façade	96 feet	1 per 12 feet (8 total required)	10 provided (complies)
North Façade	137 feet	1 per 12 feet (11 total required)	11 provided (complies)

d) External Street Frontage Landscaping.

	Shade or Evergreen Trees		Ornamental Trees		Shrubs	
	Required	Provided (revision)	Required	Provided (revision)	Required	Provided (revision)
146 th Street (299' +/-)	3 / 100' 9 required	14 (complies)	2 / 100' 6 required	6 (complies)	25 / 100' 75 required	86 (complies)
Ditch Road (217' +/-)	3 / 100' 7 required	9 (complies)	2 / 100' 4 required	4 (complies)	25 / 100' 54 required	79 +/- (complies)

e) Buffer Yard Requirements

Comment: Not applicable to this Lot, except as noted above for External Street Frontage Landscaping.

f) Interior Parking Area Islands:

Comment: Development Plan complies.

- i) Minimum Area Required: A minimum of ten percent (10%) landscape area of Parking Areas shall be set aside for Parking Area islands based upon 68 parking spaces.
- ii) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- iii) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iv) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

Comment: Development Plan complies noting that the following islands do not include trees due to separation requirements from storm water infrastructure; however, the trees have been located elsewhere on the Lot: (i) southeast corner of the building; and (ii) middle island along the south parking row.

g) Perimeter Parking Area Landscaping:

- i) Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line.

- ii) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include: (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner. (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner. (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

	Ornamental Trees		Shrubs	
	Required	Provided (revision)	Required	Provided (revision)
East Perimeter (183 feet +/-)	1 / 30' 6 required	6 (complies)	1 / 3' 61 required	61 (complies)
Southeast Perimeter (86 feet +/-)	1 / 30' 3 required	3 (complies)	1 / 3' 29 required	30 (complies)
South Perimeter (207 feet +/-)	1 / 30' 7 required	7 (complies)	1 / 3' 69 required	69 (complies)
Northwest Perimeter (75 feet +/-)	1 / 30' 3 required	3 (complies)	1 / 3' 25 required	25 (complies)
North Perimeter (210 feet +/-)	1 / 30' 7 required	7 (complies)	1 / 3' 70 required	70 (complies)

*Credits overlapping External Street Frontage Landscaping Requirements and Perimeter Parking Area Landscaping where appropriate.

- iii) Drive Aisles: Plantings within perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.

32) Lighting Standards (Article 6.9)

Comment: Development Plan complies.

- All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

33) Lot Standards (Article 6.10)

34) Outside Storage and Display (Article 6.12)

35) Outdoor Café and Eating Areas (Article 6.13)

36) Parking and Loading Standards (Article 6.14 and Article 4 of Ord. 12-14)

- a) Collective Provisions for the Mixed Use District. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- b) Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements: (i) General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area. (ii) Retail Uses: One (1) parking space per each three (300) square feet of gross leasable area.

Comment: Development Plan complies. 63 parking spaces (12,900 sq. ft. @ 300 SF GLA) are required, and 68 parking spaces are proposed.

- c) A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided within Area B of the Mixed Use District. In addition, a bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

Comment: Development Plan complies. A three (3) bicycle rack is proposed at southwest corner of building.

- d) Stacking Requirements for Drive-Through Facilities: See Article 6.4(E).

37) Setback Standards (Article 6.16)

38) Sign Standards (Article 6.17)

- a) Wall Signs (per Ord. 16-14): All wall signs shall only be externally lit with decorative lighting (e.g., gooseneck style fixtures).

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time. Proposed building elevations depict decorative lighting for illustrated wall signs.

39) Vision Clearance Standards (Article 6.19)

40) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The Development Plan complies.

41) Easement Standards (Article 8.3)

42) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards:
- b) Perimeter / External Pedestrian Network Standards:

43) Street and Right-of-Way Standards (Article 8.9)

44) Surety Standards (Article 8.12)

45) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action:** Approve detailed development plan (1606-DDP-20) with the condition that the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.